

**MANSFIELD DOWNTOWN PARTNERSHIP
BOARD OF DIRECTORS MEETING
Tuesday, May 6, 2010**

**Windham Hospital
112 Mansfield Avenue, Willimantic**

4:00 PM

Minutes

Present: Steve Bacon, Harry Birkenruth, Tom Callahan, Gregory Haddad, Matthew Hart, Philip Lodewick, Frank McNabb, Steve Rhodes, Kristin Schwab, Bill Simpson, Antoinette Webster, and David Woods

Staff: Cynthia van Zelm

1. Call to Order

Philip Lodewick called the meeting to order at 4:30 pm.

2. Opportunity for Public to Comment

There was no public comment.

3. Approval of Minutes

Kristin Schwab made a motion to approve the April 1, 2010 Board minutes. Steve Bacon seconded the motion. The motion was approved unanimously.

4. Director's Report

Cynthia van Zelm said the monthly open house is tonight at 6 pm after the Board meeting.

Ms. van Zelm said the Town Meeting on the budget is May 11 at 7 pm at the Mansfield Middle School. Ms. van Zelm said the state and federal funding for the Storrs Center projects could not be subject to a motion to delete the funding.

Ms. van Zelm said the Partnership Annual Meeting is scheduled for Thursday, June 3 at 6 pm at the Center for Hellenic Studies Paideia. She said CT Main Street Center Executive Director John Simone will be the speaker. Ms. van Zelm asked all Board members to edit their bios for the Annual Report.

Ms. van Zelm passed around a sign-up sheet for Board members to staff a Partnership table at Alumni Weekend. She said that the Partnership will be providing membership forms and other Storrs Center and Partnership material for

the Weekend. She said Board President Philip Lodewick will lead a session on Storrs Center. Ms. van Zelm said the Partnership is also participating in CT Trails Day again this year by leading a walk with Joshua's Trust of the project area and the adjoining Whetten Woods. The walk will coincide with Alumni Weekend and has been advertised in their material.

5. Storrs Center Action Items

Mr. Lodewick said that LeylandAlliance and a potential equity investor contracted with BL Companies to provide a more specific design for Phases 1A and 1B. Mr. Lodewick said the current design for these two phases includes 350 units including studios, 1 bedrooms, 2 bedrooms and 3 bedrooms with 4 to 5 floors. Specific costs based on this design are being evaluated. Progress is being made on the equity side.

Mr. Lodewick asked for feedback from the April 28 Partnership public update. He noted that it was announced at that meeting that the UConn Co-op was interested in sizeable space as part of Storrs Center.

Bill Simpson said he had given a presentation to the Graduate Student Senate and most of the conversation was on Storrs Center. Graduate students are very interested in the housing; the question is what is the price point?

Ms. van Zelm said that the design on Storrs Road continues by BL Companies and they should be submitting their 30 percent design to the CT Department of Transportation soon. She said that the environmental investigation work on the former UConn Publications is on-going. Ms. van Zelm said the Requests for Qualifications for the garage and intermodal center have gone out with responses due next week. Ms. van Zelm said a letter of intent has been signed between master developer LeylandAlliance and Insomnia Cookies. Matt Hart said the Town is continuing to work on the term sheet with LeylandAlliance.

6. Four Corners Sewer and Water Study Advisory Committee

Mr. Hart said the primary item discussed at the last Committee meeting was the proposed bond funding for design of the water and sewer, and permitting.

7. Report from Committees

Advertising and Promotion

Dean Woods announced that LeylandAlliance had received the School of Fine Arts Philanthropy Award for its support of theater at the School, especially the summer theater series.

Business Development and Retention Committee

Mr. Lodewick said that Board member Mike Gergler had indicated that he would be resigning from the Committee.

Festival on the Green

Ms. van Zelm provided a report in Chair Betsy Paterson's absence. She said the solicitation of sponsors would begin soon. Plans for the Celebrate Mansfield Parade are well underway. The Committee is working on its local talent showcase.

Ms. van Zelm said the *Festival on the Green* had received the CT Main Street Center's annual Award of Excellence for "Special Event." The award will be presented at a program in Bridgeport on June 7.

Finance and Administration

Tom Callahan said the Finance and Administration Committee had met with Leyland at its last meeting and heard an update on its progress with an equity partner.

Mr. Callahan said there were some health insurance budget issues that will need to be clarified. He said he would come back to the Board at its next meeting with a revised budget.

Mr. Callahan reported that the Committee also received an update on the relocation of Select Therapy. The plan that Leyland and Select Therapy are discussing involves moving Select Therapy temporarily into the Phil's building and then move into the project. Most recently, Select Therapy moved into the vacant space next to their space to give them more room.

Mr. Callahan said the Committee recommended that the Board nominate Phil Barry for the first A.J. Pappanikou Volunteer of the Year award. Mr. Callahan made such motion and it was seconded by Mr. Hart. The motion was approved unanimously.

Membership Development

Frank McNabb said the Partnership has received 327 new and renewed memberships thus far for a total of approximately \$19,000.

Mr. McNabb reiterated the interest in finding out if alumni are interested in housing at Storrs Center. Ms. van Zelm will work with Monica Quigley at LeylandAlliance to see what might be possible at Alumni Weekend.

Nominating

Mr. Bacon reminded the Board that the Bylaws had been changed last year to include a UConn student representative on the Board of Directors. Ms. van Zelm solicited applications and four candidates applied. Mr. Bacon and Ms. van Zelm interviewed all four who were all impressive candidates and showed a keen interest in serving on the Board. Because the candidates were all strong, Mr. Bacon recommended that the top two candidates be interviewed by the full Nominating Committee. The Committee met before the Board meeting with both candidates.

While the Committee felt both students were well suited for the position, they unanimously recommended David Lindsay to the full Board. Mr. Bacon made a motion to appoint David Lindsay as the UConn student representative to the Board of Directors. Mr. Callahan seconded the motion. The motion was approved unanimously.

Planning and Design

Steve Bacon reported that the Committee met on April 20 with Jessica Higham and Gloria Bent with the Mansfield Advocates for Children (MAC) and the Mansfield Director of Public Works Lon Hultgren on the status of Storrs Road and the parking garage/intermodal center. The Committee asked MAC for a detailed concept for childrens' programming and infrastructure (i.e., playscape) to bring to the next Committee meeting. Mr. Bacon said it was good to have MAC involved with the Storrs Center project as families will be an integral part of its success.

In June, the Committee will host the Four Corners Sewer and Water Advisory Committee to discuss design issues.

8. Adjourn

Mr. McNabb made a motion to adjourn the meeting. Antoinette Webster seconded the motion. The motion was approved unanimously and the meeting adjourned at 5:25 pm.

Minutes taken by Cynthia van Zelm.